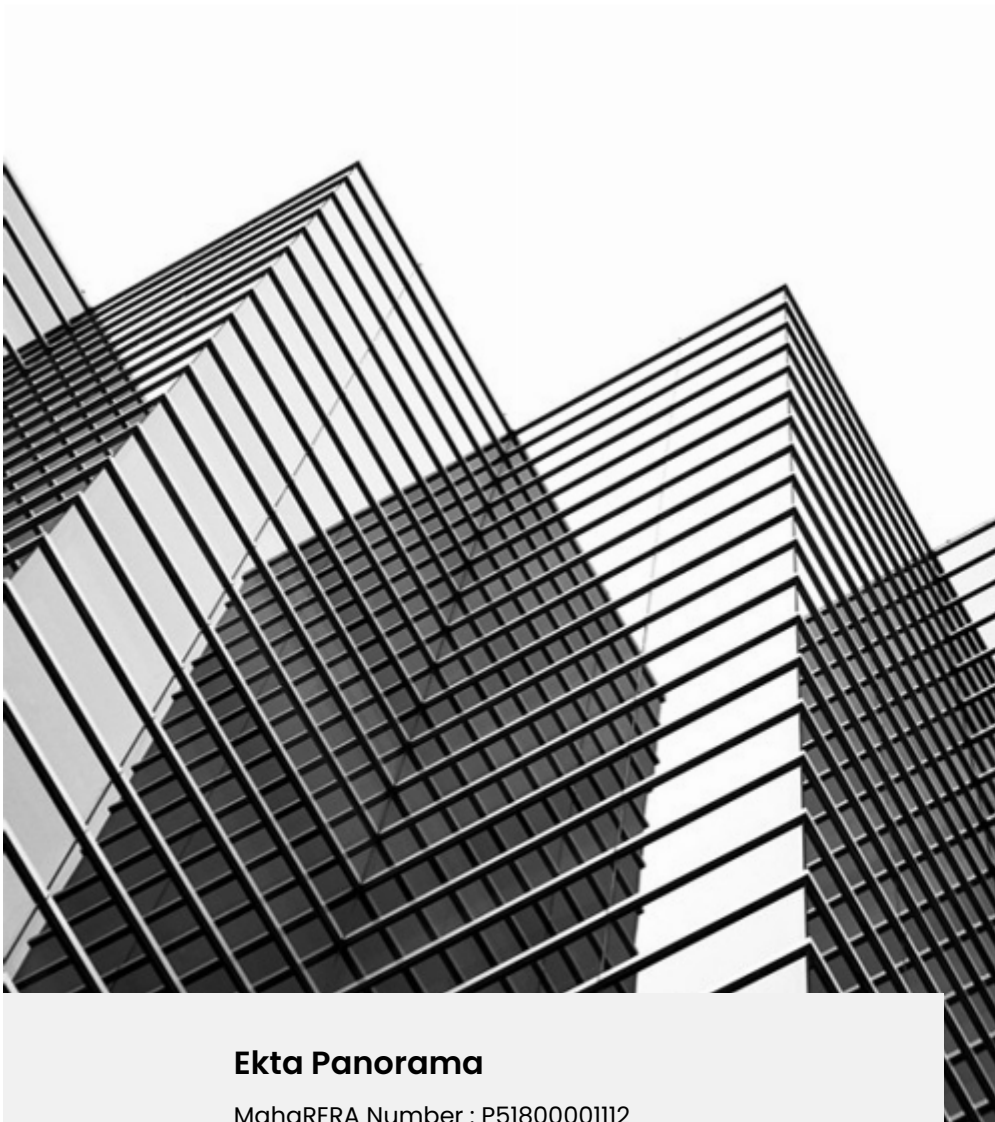


propscience.com

PROP REPORT



Ekta Panorama

MaharERA Number : P51800001112



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Chembur (East). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. S V Patel Nagar , Gurudwara , Aggarwal Colony , Central Railway Colony , New Rna Colony are the neighbouring localities to Chembur East. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur	NA	Ward M East

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 60 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10 Km**
- Diamond Garden Bus Stop **700 Mtrs**
- Chembur Railway Station **1.7 Km**
- Sion - Trombay Rd, **350 Mtrs**
- Zen Multi Speciality Hospital **1.2 Km**
- St. Gregorios High School, Gregorios Path, Besides Fairlawn, V.N. Purav Marg, Chembur, Mumbai, Maharashtra 400071 **100 Mtrs**
- K Star Mall **600 Mtrs**
- Jashraj Supermarket, **1.5 Km**

EKTA PANORAMA

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

EKTA PANORAMA

BUILDER & CONSULTANTS

Ekta World are Mumbai based real estate developers established since 1987. The company, over its three decades in the business, has delivered over 4lac square feet of real estate in Mumbai, Virar, Pune, Nashik and other parts of Maharashtra. Apart from delivery high-quality construction, the group has consciously worked towards building eco-friendly and sustainable projects. Ekta world today has a strong reputation and goodwill amongst the discerning buyers and is considered to be one of the leading real estate firms in the country.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

EKTA PANORAMA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	0.8 Acre	3 BHK,4 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Yoga Room / Zone

Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

EKTA PANORAMA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Panorama	4	17	3	3 BHK,4 BHK	51
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone
- **Fire Safety :** Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

EKTA PANORAMA

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1179 – 1812 sqft
4 BHK	2556 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring
Joinery, Fittings & Fixtures	NA
Finishing	False Ceiling,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Chimney & Hob,Modular Kitchen,Water Purifier,Refrigerator

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 52300000 to 80400000
4 BHK	--	--	INR 113400000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA

**Bank Approved
Loans**

Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI
Bank,IDBI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

EKTA PANORAMA

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	48
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	56

Project	69
People	56
Amenities	48
Building	81
Layout	68
Interiors	55
Pricing	30
Total	63/100

EKTA PANORAMA

Disclaimer

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